

## Land Use and Development

The district recognizes that the responsibility for authorizing non-school land use rests with governmental authorities such as the Adams and Weld County Planning Commissions, Board of County Commissioners, the city planning commissions and councils, and town boards of the various municipalities located within the district's boundaries regardless of jurisdiction. The superintendent or designee shall comment consistently upon the adequacy of school sites and structures which shall be affected by proposed plans for real estate subdivisions, developments or rezoning as described in this policy's accompanying regulation.

The adequacy of school structures in connection with any plan for real estate subdivisions, annexations, developments or rezonings shall include comments regarding the adequacy of related or involved elementary schools, junior high schools and senior high schools, together with related supporting facilities.

The superintendent shall develop procedures for review and recommendations regarding land use and development within the district.

The procedures shall include but not be limited to the following elements:

1. A method whereby all proposals for land use and development within the district are called to the attention of the district and evaluated in light of the district's long-range plan.
2. A procedure to ensure that the district pursues the: a) adequate land resources for development of schools; b) proper dispositions of lands and cash in lieu of land payments intended for district use; and c) development at a rate which will secure quality education for the students served by the district.
3. A procedure by which the district can determine and express its support for or opposition to a proposed use of the land, dependent on the effect on the schools in each individual case.
4. A method which will ensure that the district's interest is called to the attention of other governmental entities having responsibility for land use and development.
5. For planning purposes associated with accommodating student enrollment, the district shall develop a methodology to establish facility capacity guidelines. These guidelines shall be applied in the district's long-range plan, in commenting on development proposals to required governmental referral agencies, in writing educational specifications and in the design or renovation of district facilities.
6. The district shall pursue upfront equity mitigation from new developments that are proposed within its boundaries. Since such mitigation requires the cooperation of municipalities and counties within the district, the district's efforts shall be supported by detailed information and data developed in response to referral requests and are intended to offset a meaningful portion of the shortfall typically experienced from residential development.

Adopted by the superintendent: prior to 2018  
Revised and recoded by the superintendent: July 17, 2019

CROSS REFS.:

*Board policies:*

EL-1, Global Executive Restraint  
EL-11, School Safety  
EL-17, Asset Protection

*Administrative policies:*

FB, Facilities Planning  
FC, School Capacity Standards  
FEE, Site Acquisition

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In its impact statements, the superintendent or designee shall include the following considerations, among others deemed relevant in its comments about adequacy of school sites and structures in connection with plans for proposed subdivisions, real estate developments or rezonings.

### 1. Adequacy of school sites and school structures

The comments may include but are not limited to:

- a. The location and size of all related school sites
- b. The location and size of all permanent buildings
- c. The permanent program capacity of such buildings (with and without consideration of enrollment caused by the plan under consideration)
- d. Temporary buildings being used
- e. The capacity of school buildings with the temporary structures
- f. A description of the structural and educational condition of the permanent buildings together with a description of any needed maintenance, modification, or reconstruction.
- g. Walk-in considerations, transportation access, and the like.

### 2. Accommodation of new student enrollment

The district's opinion as to whether existing permanent structures and those with an accepted number of temporary facilities can accommodate the new student enrollment anticipated as a result of the plan for the proposed new real estate subdivisions, annexations, developments or rezonings without exceeding the proper capacity of the permanent building or structure, and the permanent building or structure together with temporary facilities. However, because of their provisory nature, the number and capacity of temporary facilities placed at any school site shall not be considered in determining facility capacity.

### 3. Future plans

District plans for future construction, maintenance, remodeling or modification, if any. If there are no such plans, the land use authority will be so advised. The comments shall also include the amount of money appropriated for new buildings or structures, or for the maintenance, remodeling or modification of existing structures in the area of the proposed subdivisions, developments or rezonings. If no such money has been appropriated, the land use authority shall be so advised.

### 4. Cost estimates

The cost of housing students at the current planned square footage and per pupil estimated costs of furnishing any additional space needed to keep the new students on single sessions.

5. **Other comments**

Any other comments relating to the adequacy of school structures, capacities and sites within the area of the proposed subdivisions, annexations, developments or rezonings may be included as deemed pertinent, necessary or informative to the land use authority.

Approved by the superintendent: prior to 2018

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